



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608-270-4200)

REZONING APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the R-R district to the PDD district the following described property:

1. **Location of Property/Street Address:** On Seminal Hwy., Approximately 1/4 mile north of Lacy Road

Legal Description - (Metes & Bounds, or Lot No. And Plat):

Lot 1 of Certified Survey Map No. 8023 as recorded in the Office of the Register of Deeds for Dane County in Volume 42 of Certified Maps of Dane County on Pages 313-316, as Document No. 2719369 and located as part of the Southeast 1/4 of the Southwest 1/4 of Section 8, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin. Full legal description in attached Word Document.

***Also submit in electronic format (MS WORD or plain text) by email to: planning@fitchburgwi.gov

2. **Proposed Use of Property - Explanation of Request:**

The Harvest Apartments Development will be a quality high-density residential community to serve the continued increase in the demand for housing in the Fitchburg area. It will be located on an approximately 6.12 acre site Northeast of the intersection of Lacy Road and South Seminole Highway and North of the future Minong Lane.

3. **Proposed Development Schedule:** April 2019 - Summer 2020.

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to planning@fitchburgwi.gov. Additional information may be requested.

Type of Residential Development (If Applicable): Mixed Use Residential Apartments for lease

Total Dwelling Units Proposed: 182 **No. Of Parking Stalls:** 177 Covered, 127 Surface

Type of Non-residential Development (If Applicable): _____

Proposed Hours of Operation: _____ **No. Of Employees:** _____

Floor Area: _____ **No. Of Parking Stalls:** _____

Sewer: Municipal ☒ Private ☐ **Water:** Municipal ☒ Private ☐

Current Owner of Property: Fitchburg Campus II, LLC

Address: P.O. Box 46613, Madison, WI 53744 **Phone No:** 608-609-3910

Contact Person: Craig Raddatz, Fiduciary Real Estate Development

Email: craddatz@fred-inc.com

Address: 789 North Walter St., Suite 200, Milwaukee, WI 53202

Phone No: 414-226-4335

Respectfully Submitted By: Devin J. Engle
Owner's or Authorized Agent's Signature

Devin J. Engle, JLA Architects
Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** 6/19/2018 **Publish:** _____ and _____

Ordinance Section No. _____ **Fee Paid:** \$875.00

Permit Request No. RZ-2225-18

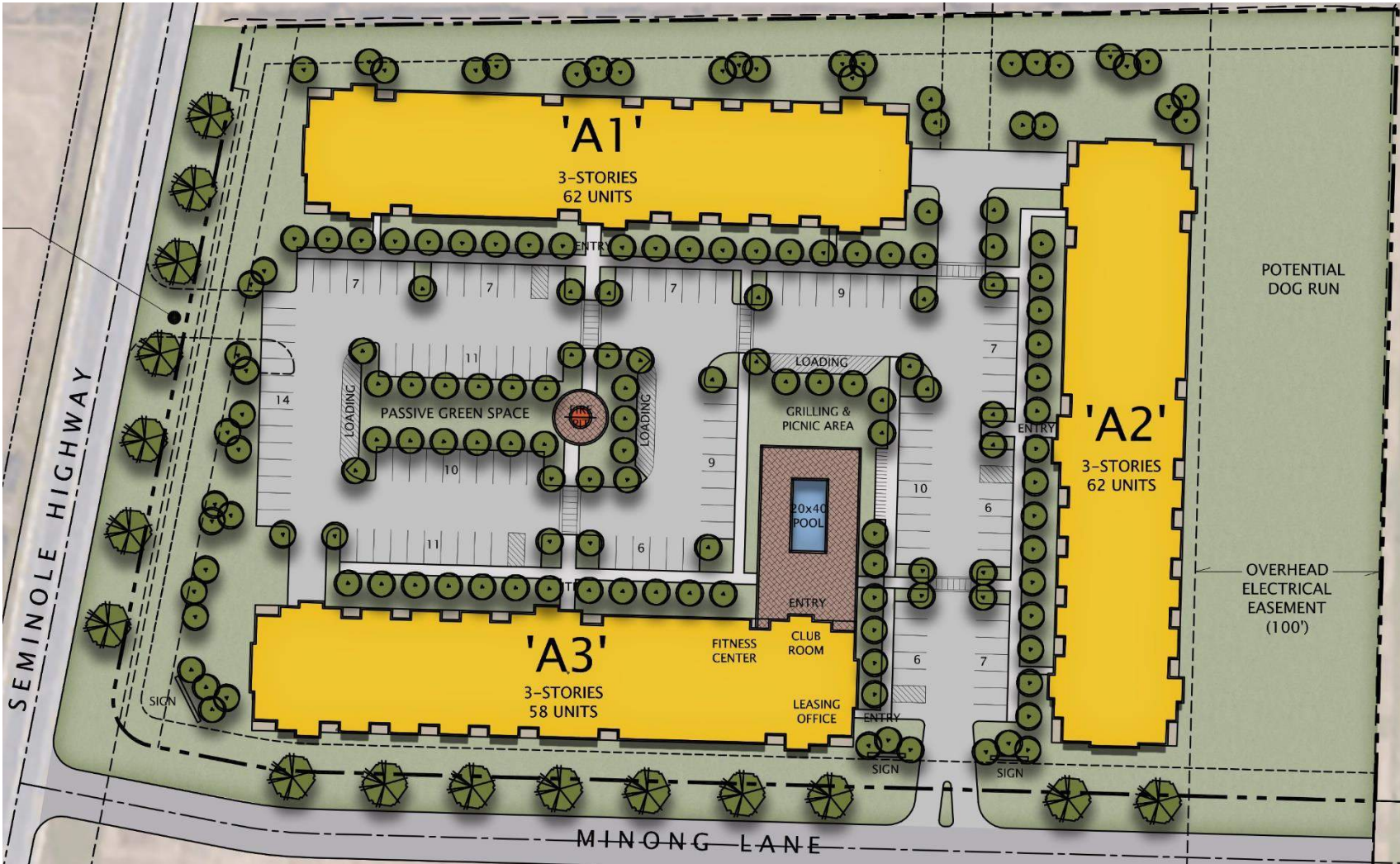
Northerly portion of Lot 1 CSM 8023

A part of Lot 1 Certified Survey Map no. 8023, recorded on November 16, 1995 in Volume 42 of Certified Survey Maps on Pages 313-316, as Document no. 2719369, being a part of the Southeast Quarter of the Southwest Quarter of Section 8, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin.

Commencing at the South Quarter corner of said Section 8, Thence North 01 degrees 38 minutes 21 seconds East along the East line of the Southwest Quarter of said Section 8, a distance of 845.04 feet to the Point of Beginning;

thence North 88 degrees 25 minutes 49 seconds West, 591.04 feet; thence North 78 degrees 55 minutes 03 seconds West, 97.77 feet to the easterly Right-of-Way of South Seminole Highway; thence along said easterly Right-of-Way of South Seminole Highway Way North 11 degrees 04 minutes 57 seconds East, 420.94 feet to the North line of the Southeast Quarter of the Southwest Quarter of said Section 8, also being the North line of said CSM no. 8023; thence along said North line of the Southeast Quarter of the Southwest Quarter North 89 degrees 07 minutes 24 seconds East, 619.02 feet to the aforesaid East line of the Southwest Quarter of Section 8, also being the East line of said CSM no. 8023; thence along said East line of the Southwest Quarter South 01 degrees 38 minutes 21 seconds West, 457.73 feet back to the Point of Beginning.

THE HARVEST
APARTMENTS
FITCHBURG, WISCONSIN



GENERAL IMPLEMENTATION PLAN

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- APPENDIX 'A' GIP Lot 1- Architectural Site Plan
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PROJECT TEAM:



FIDUCIARY REAL ESTATE DEVELOPMENT, INC
789 North Water Street - Suite 200
Milwaukee, Wisconsin 53202
Contact: Craig Raddatz
414.226.4535



JLA ARCHITECTS + PLANNERS
2418 Crossroads Drive - Suite 2300
Madison, Wisconsin 53718
Contact: Ed Cormier
608.442.3862



WYSER ENGINEERING
312 East Main Street
Mount Horeb, Wisconsin 53572
Contact: Wade Wyse
608.437.1980



NEW EDEN LANDSCAPE ARCHITECTURE
131 West Seeboth Street, Suite 240
Milwaukee, Wisconsin 53204
Contact: Rosheen Styczinski
414.530.1080

PROJECT LOCATION & GENERAL DESCRIPTION

The Harvest Apartments Development will be a quality high-density residential community to serve the continued increase in demand for housing in the Fitchburg area over the next five years and beyond. It will be located on approximately 6.12 acres, Northeast of the intersection of Lacy Road and South Seminole Highway and North of the future Minong Lane.

Surrounding Context

The project site is surrounded by the future Blackhawk Church site to the North, future single-family housing to the East, future multi-family townhomes to the South and planned business district to the West across South Seminole Highway. A high-power overhead ATC line runs North-South within an easement along the East property line.

Existing Topography & Wetlands

The project site has a minimal change in elevation of about 10 feet from West (low) to East. At the time of development, a regional storm water basin will be constructed South of the site that will include a culvert to drain the site in the Southwest corner.

There are no wetlands within the boundary of the parcel.

Existing Vegetation

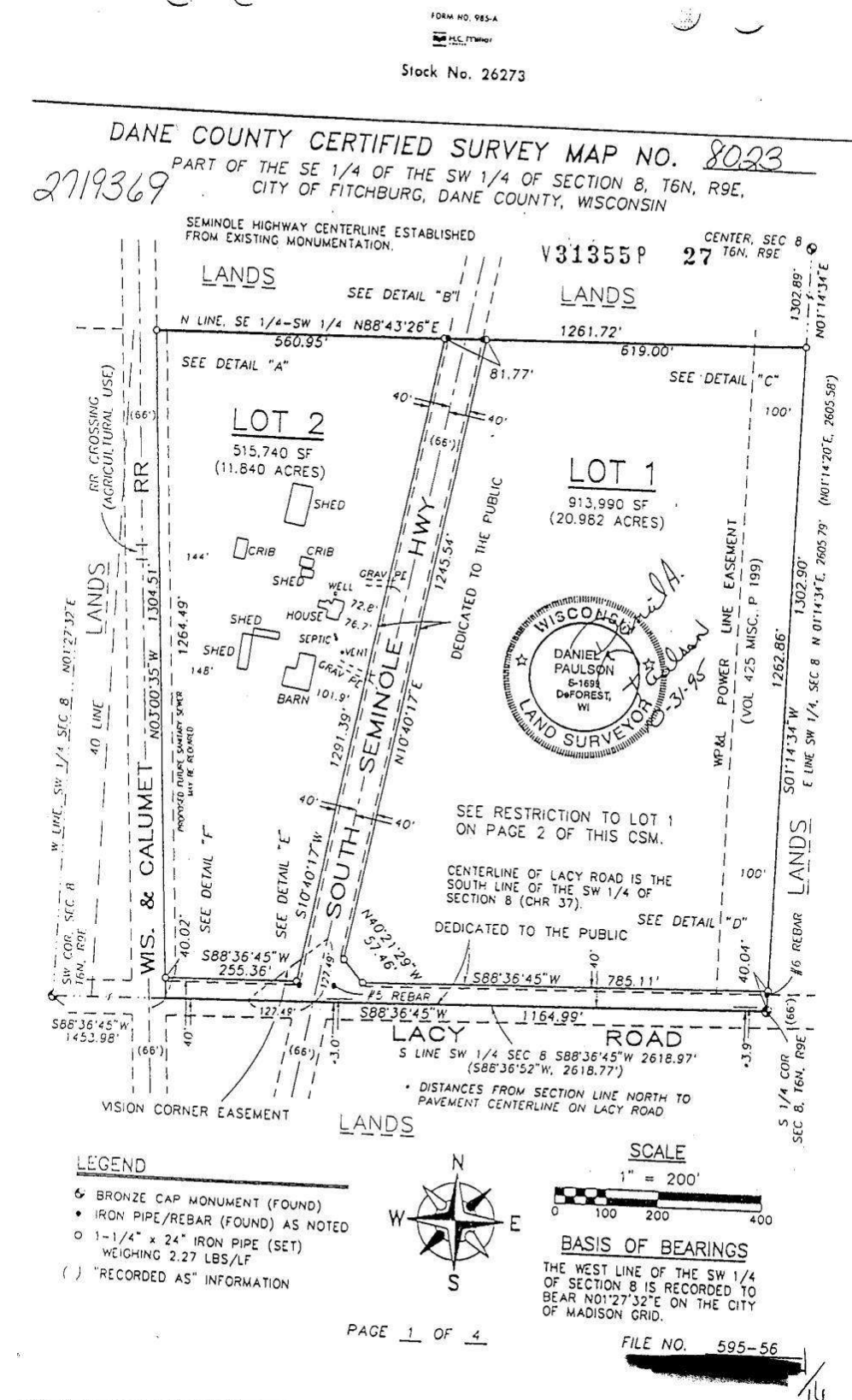
The project site is currently in agricultural production with no other significant trees or vegetation.



LEGAL DESCRIPTION

Lot 1 of Certified Survey Map No. 8023 as recorded in the Office of the Register of Deeds for Dane County in Volume 42 of Certified Maps of Dane County on Pages 313-316, as Document No. 2719369 and located as part of the Southeast ¼ of the Southwest ¼ of Section 8, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, further described as follows:

Beginning at the South Quarter Corner of Section 8 thence South 88°36'45" West along the south line of the Southwest Quarter of Section 8, 1164.99' to the east Right-of-Way line of the Wisconsin & Calumet Railroad; thence North 03°00'35" West along said east Right-of-Way line, 1304.51' to the north line of the Southeast Quarter of the Southwest Quarter of Section 8; thence North 88°43'26" East along said north line, 1261.72' to the east line of the Southwest Quarter of Section 8; thence South 01°14'34" West along said east line, 1302.90' to the Point of Beginning. Containing 1,580,720 square feet (36.288 acres) more or less. Subject to South Seminole Highway and Lacy Road Right-of-Way. Subject to all easements of record.



RATIONALE FOR A PLANNED DEVELOPMENT DISTRICT

At the City Plan Commission’s January 16, 2018 meeting, it was expressed that the Plan Commission is in favor of the Developer utilizing the City’s PD Planned Development District for this project.

Specifically, in order to accomplish the goals of providing a quality high-density infill development with first class amenities, we reference the City’s Ordinance with the following reasons:

- Section 22-144 – Permitted Uses (3): Only permits up to 8 units per building. While we realize dwelling structures having greater than eight dwelling units are allowed as a Conditional Use (per 22-145 (6)), we desire the long-term stability afforded under a permanent zoning classification.
- Section 22-146 – Dimensional Standards (1): Does not allow more than two multiple family dwelling unit structures per lot. We are proposing three multiple family dwelling unit structures on one lot. To make this an integrated, vibrant community, we must have the design flexibility afforded in the PD zoning for the drives, parking lots, and walking connections between buildings.
- Section 22-146 – Dimensional Standards (2) b: Requires a minimum of 2,000 square feet of lot area per each Efficiency unit, 2,200 square feet of lot area per each 1 bedroom unit, 2,400 square feet per each 2 bedroom unit, and 2,700 square feet per each 3 bedroom unit, with the provision that each structured parking space reduces the minimum lot area by 500 square feet. With our proposed unit mix and

total unit count of 182 units, this standard would require a parcel of a size greater than the 6.12 acres that is planned per this GIP.

- Section 22-146 – Dimensional Standards (2) c: Restricts lot sizes to a maximum of 90,000 square feet. This project is planned as a single-parcel development of approximately 6.12 acres – just over 266,500 square feet.
- Section 22-146 – Dimensional Standards (4): Sets the minimum front setback at 30 feet. In keeping with the City’s desire to provide a more ‘quasi-urban’ feel to multi-family residential developments and to help accommodate efficient, ‘tried & true’ dimensional standards in building & site design, we propose a 15 foot minimum setback.
- Section 22-146 – Dimensional Standards (6): Sets the minimum street side setback at 25 feet. In keeping with the City’s desire to provide a more ‘quasi-urban’ feel to multi-family residential developments and to help accommodate efficient, ‘tried & true’ dimensional standards in building & site design, we propose a 15 foot minimum setback.
- Section 22-146 – Dimensional Standards (8): Restricts the maximum building height to 45 feet. We are planning 3-stories of residential uses over an underground parking structure for each building. Although we have not yet developed the architectural building elevations, the maximum building height will likely be exceeded.

ECONOMIC & SOCIAL IMPACTS

We believe that this project will have positive economic & social impacts on the area.

Property Values and Tax Revenue

At total completion, it is estimated that this project would cost approximately \$27,000,000. At this value, using the City's 2017 property tax rate the following tax receipts to the community could be realized annually:

Dane County:	\$83,000
City of Fitchburg:	\$235,000
Verona Area School District:	\$345,000
Madison Area Tech. College:	\$28,000
Total Projected Annual Property Tax:	\$691,000

In addition to the value of this specific project, the surrounding properties could realize an increase in values because of this project - thus creating additional tax revenues.

Impact Fees

This project should generate the following estimated Impact Fees to the City (2018 fees listed):

Park Improvement Fee	182 units x \$160 =	\$29,120
Fire Protection Fee	140 ST / 1BR x \$311 =	\$43,540
	42 2BR / 3BR x \$466 =	\$19,572
Water Impact Fee:	182 units x \$800 =	\$145,600
Total Projected Impact Fees:		\$237,832

Additionally, per Ordinances 24-2(d)(2)(a) and 24-2(d)(2)(e), there shall be a Parkland Dedication of 2,900 square feet per dwelling unit and a fee in-lieu of \$4,330 per dwelling unit in deficit.

182 units x 2,900 sf = 527,800 sf (12.12 acres)

182 units x \$4,330 = \$788,060 fee in lieu of parkland dedication

The fee in lieu of Street Frontage for Parks per Ordinance 24-15(e), 22-647(3) shall be calculated at the time of Final Plat.

Social Impacts

Although social impacts cannot be predicted or quantified, we believe that this project will also have a positive social impact on the area.

- The addition of this quality residential community should improve the perceived image of the immediate area.
- The addition of this quality residential community will help to keep existing residents in Fitchburg and bring new residents into Fitchburg.
- The addition of this quality residential community could serve as a catalyst for other uses - such as retail & commercial - to locate in the immediate area.
- The addition of this quality residential community could serve as an example for future development - creating higher standards in design & quality.

CONSISTENCY WITH COMPREHENSIVE PLAN

This project complies with the City of Fitchburg's Comprehensive Plan. Specifically, the following is an analysis of how this project meets or advances the goals, objectives, and policies outlined in the Comprehensive Plan.

Land Use Goal 1:

This project preserves and enhances the natural and agricultural resources of the City as follows:

Objective 1: This project is consistent with the long term urban growth map and related phasing plan.

Policies: (2) This project will be served by gravity flow sanitary sewer
(3) This project is being developed within the urban growth boundary and thus not replacing high quality agricultural lands.
(5) This project (growth) is consistent with the neighborhood plan.

Objective 2: This project is protecting environmental resources by using high density, sustainable development, and revitalization of underutilized land.

Policies: (2) This project is not within or near identified wetlands.
(7) This project is not within or near identified floodplains

Land Use Goal 2:

This project is a compact urban community that is visually and functionally distinct from the rural and agricultural community.

Objective 1: This is a project that is a significant reinvestment in the community as a redevelopment of underutilized land.

Policies: (1) This is a redevelopment of land in accord with the North Stoner Prairie Neighborhood Plan and Future Land Use map.

Objective 3: This is a compact development that will have a logical and sustainable mix of uses and will preserve open space and natural areas within the surrounding area by utilizing higher density design.

Policies: (1) This project provides in-demand residential rental units.
(2) This project fits in well with the existing and planned infrastructure and land uses.

Objective 4: This project falls within the North Stoner Prairie Neighborhood Plan.

Policies: (1) This project is consistent with the North Stoner Prairie Neighborhood Plan based on it's location and recommended future land use.

Objective 5: Utilities and infrastructure are being extended to this project in an efficient manner.

Policies: (1) This project is within the urban growth area.
(3) This high-density project is located at the future intersection of two minor collector streets consistent with proposed functional roadway classifications.

Objective 7: This project is within the urban service area.

Policies: (3) This project is within the urban service area.

Objective 8: This project is consistent with the amended map and the North Stoner Prairie Neighborhood Plan– High Density Residential and Future Urban Growth Neighborhood.

Policies: (1) PDD zoning is consistent with the High Density Residential land use designation and land use recommendation of the North Stoner Prairie Neighborhood Plan.

Natural Resources Goal 1:

This project will protect the natural environment.

Objective 3: This project will protect natural resources

- Policies:
- (1) This project will meet all current City storm water control requirements.
 - (2) This project will meet all current City erosion control requirements.
 - (3) This project will meet all current Floodplain and Wetland ordinances. There are no floodplains or wetlands within the project boundary.
 - (5) This project is not developed on private septic.

Housing Goal 1:

This project will provide a much in-demand housing choice: Market-rate rental units.

Objective 1: After engaging nationally recognized residential experts Tracy Cross and Associates of Schaumburg, IL to perform a market study of alternative uses, they proposed a first-class apartment home community. The three stories over underground parking, with 55 to 65 unit buildings, feature average residences of 862 square feet and average rent of \$1,242 per month. This market study and our business experiences of 25 years owning and managing in-excess of 6,500 apartment residences have determined this will be highly demanded, bring quality residents, and be a benefit to the City of Fitchburg.

- Policies:
- (1) This project is an efficient use of land in the urban service area and provides for multi-modal friendly densities.
 - (2) This project adds variety to the Stoner Prairie Neighborhood.
 - (4) This project will meet the demand of new employees within the Fitchburg/Verona area which is experiencing a significant influx of \$45,000-\$80,000/year jobs.

Housing Goal 2:

This project makes efficient use of land for housing.

Objective 1: This project is a compact neighborhood.

- Policies:
- (1) This project creates compactness and efficiency which helps preserve rural land resources.
 - (2) This project will provide a variety of housing types by offering studio, one-bedroom, one-bedroom plus, two-bedroom, and two-bedroom plus units as well as various open space uses.
 - (4) This infill project makes wise use of underutilized land in the current urban service area, where service provisions already occur.
 - (5) We are proposing higher but livable residential density, which promotes wise use of the land resource and reduces land located elsewhere required to meet housing demand. This helps to preserve agricultural and other open space land outside the urban service area.
 - (6) By utilizing the PDD design review process, the City will be allowed to ensure sound sustainable housing design.

Objective 2: This residential development is occurring in an area with existing infrastructure and sewer.

- Policies:
- (1) This residential housing project is located in an area served by full urban services, including sanitary sewers and public water within convenient access to community facilities, employment centers, and to arterial highways.
 - (2) This project is not a non-sewer development.

Utilities Goal 2:

Existing urban services will be extended within the urban development boundary area as part of this project.

Objective 1: This project will improve the condition of the existing sanitary sewer and water infrastructure.

Policies: (4) Our entire project will be served with gravity flow sanitary sewer.

Objective 2: This project is being developed within the existing urban service area and adjacent to existing public infrastructure.

Policies: (1) Utilities will not be extended across substantial vacant land.
(2) Water and sewer will be extended concurrently with new streets.
(3) Utilities will not be placed in wetlands or other environmentally sensitive areas.

Transportation Goal 1:

This project is part of a coordinated land use and transportation system.

Objective 1: This project is a compact, urban development.

Policies: (1) This project features buildings closer to the sidewalks, street trees, street lighting, lower parking ratios, structured parking, and parking behind buildings.

Transportation Goal 2:

In conjunction with this project, a safe and efficient transportation system will be provided for the neighborhood.

Objective 2: In conjunction with this project, proper traffic management and travel time reliability will be improved in the neighborhood.

Policies: (2) The pattern of streets and sidewalks in the project area will maximize the connectivity of land uses within the neighborhood and to areas outside the neighborhood.
(4) The streets in this project area are interconnected to preserve mobility and avoid travel delays.
(6) This project is not located with direct access to major streets and roadways.

(7) This project is not located with direct access to major streets and roadways.

LAND USE

When complete, this project will contain multi-family residential uses. This 6.12 acre parcel will be consistent with the City's Comprehensive Plan with a High Density Multi-Family Residential Use. It will have 182 residential apartment units along with their associated common amenity spaces. At the time of this General Implementation Plan, the mix of residential units is as follows:

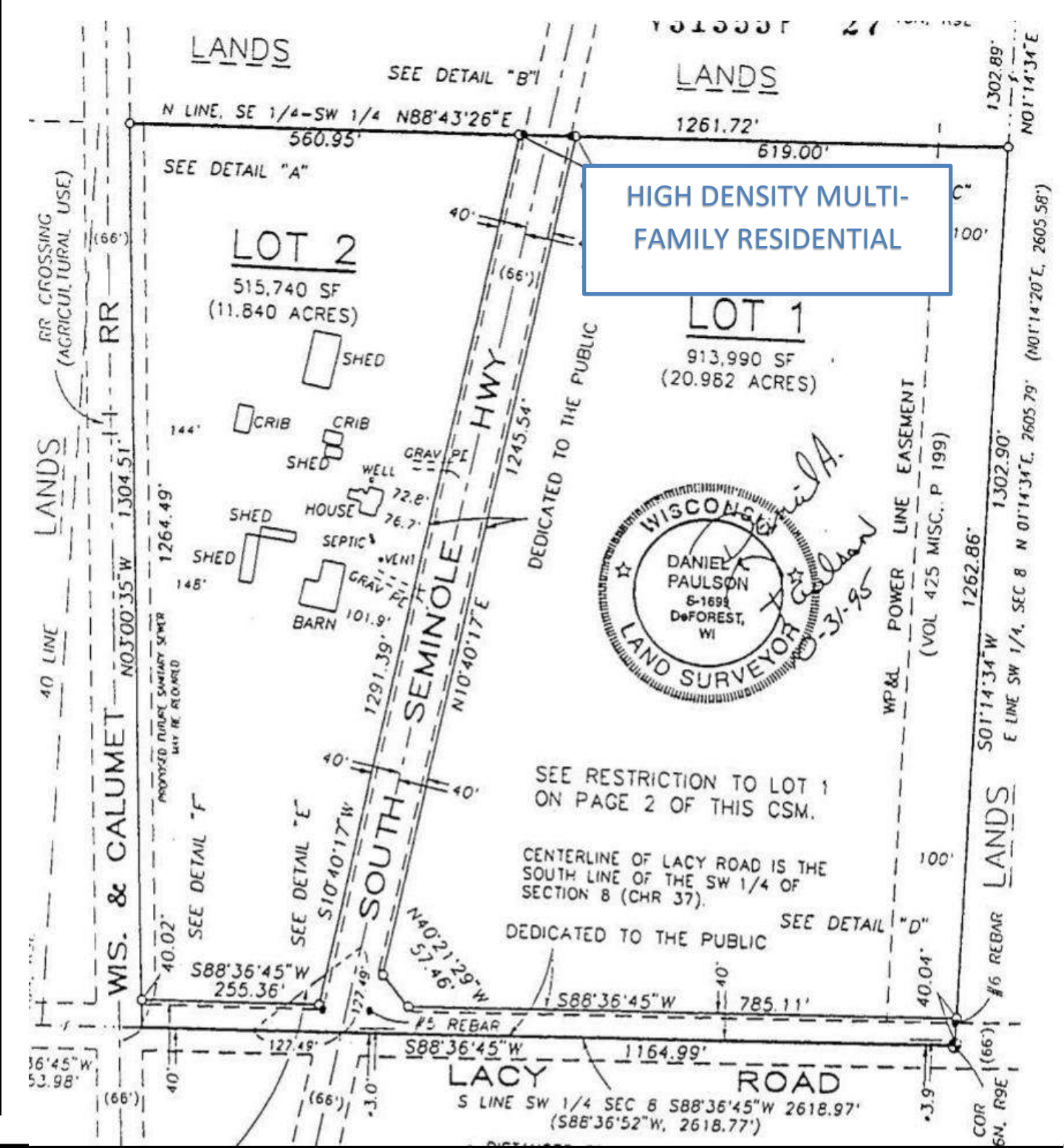
- Studio Units: 5%
- 1 or 1 Bedroom+Den Units: 72%
- 2 or 2 Bedroom+Den Units: 23%

Within each unit type there will be a variety of unit sizes - with an average unit size of approximately 862 square feet. This mix of unit types & sizes will serve a variety of potential residents.

In addition to the residential units themselves, the project will contain various common space amenities integrated within the buildings or around the site. At the time of this General Implementation Plan, the anticipated common amenities are:

- Pool with sundeck
- Fire Pit patio area
- Dog Run Area
- Grilling & Picnic Areas
- Fitness Center
- Clubroom with Kitchenette
- Connection to Walking Paths
- Other Green and/or Open Space for passive and active activities

Note:
The unit mix and common space amenities will be developed as the project's design is further developed. Final unit mix and specific common space amenities will be provided in the subsequent Specific Implementation Plans for this project.



SITE DESIGN & ZONING STANDARDS

The Masterplan of The Harvest Apartments has been thoughtfully designed to address numerous site challenges including existing topography and project identity. See the image to the right as well as Appendix 'A' of this document for the Architectural Site Plan.

Masterplan Design Highlights:

- The buildings are located & orientated to address the street edge and to help define the public realm.
- Surface parking is kept to the interior of the site to reduce its visual impact from the public streets.
- The existing ATC easement will be maintained as open green space that can be utilized as an active & passive activity area for the residents.

Off Street Parking:

The City's typical parking requirement is two parking stalls per residential dwelling unit. Based on our extensive experience in owning & managing large multi-family communities, and considering the above-mentioned unit mix, we find that this requirement would be excessive. Therefore, we are proposing a minimum of 1.5 parking stalls per dwelling unit. We believe that providing this level of parking will be appropriate for this project, will allow the site to have less impervious area, and will minimize the visual impact of surface parking lots on the site and the surrounding areas.

Off Street Bicycle Parking:

In addition to off-street vehicular parking, we are proposing a minimum of 1.0 bicycle parking stalls per dwelling unit. Exterior stalls will be centrally located near the pool and picnic area. For long-term storage, bike hooks are proposed above each Lower Level parking stall.

Storm Water Management Overview:

Storm water management for this site will be satisfied with the construction of a regional storm water basin that will be located south of this site, just North of Lacy Road. It will include a culvert to drain the site in the southwest corner. All City of Fitchburg ordinance requirements will be met in the regional management areas. Maintenance of all storm sewer structures and pipes within the development parcel will be the responsibility of the property Owner.



Landscape Design:

The new landscape design for this project will meet all City of Fitchburg landscape design requirements. Please see Appendix 'C' of this document for the Preliminary Landscape Plan. This plan will be further developed and additional detail and information will be provided with the subsequent Specific Implementation Plan submittals.

Refuse & Recycling Storage & Removal:

Each building within the development will have refuse & recycling rooms located on the Lower Level near the overhead door entrance. A private waste management company will be contracted to provide recycling & refuse services as appropriate for the development.

General Implementation Plan Data

At the time of this General Implementation Plan, the Masterplan Data is as follows. This data is subject to change as the design of the project proceeds. However, final Masterplan Data that meets the “Planned Development Zoning Standards” below will be provided in the subsequent Specific Implementation Plans for this project.

THE HARVEST APARTMENTS - CONCEPTUAL MASTERPLAN DATA										JUNE 19, 2018	
BUILDING						PARKING					
NAME	USE	FOOTPRINT		FLOOR AREA		UNITS	COVERED	SURFACE	TOTAL	RATIO	
A1	Multi-Family	22,132	S.F.	63,802	S.F.	62	59	43	102	1.65	/ UNIT
A2	Multi-Family	22,132	S.F.	63,802	S.F.	62	59	42	101	1.63	/ UNIT
A3	Multi-Family	22,132	S.F.	63,802	S.F.	58	59	42	101	1.74	/ UNIT
TOTALS		66,396	S.F.	191,406	S.F.	182	177	127	304	1.67	/ UNIT

THE HARVEST APARTMENTS ZONING REQUIREMENT VALUES – AS OF JUNE 19, 2018 (SUBJECT TO CHANGE)									
ZONING REQUIREMENT		CURRENT DESIGN VALUE			CALCULATIONS				
SITE DENSITY		29.71	Units/Acre		182	Units	/	6.125	AC. = 29.71
BUILDING COVERAGE		24.9%	of Parcel		66,396	S.F.	/	266,789	S.F. = 24.9%
LANDSCAPE AREA		49.8%	of Parcel		132,758	S.F.	/	266,789	S.F. = 49.8%
IMPERVIOUS SURFACE		50.2%	of Parcel		134,031	S.F.	/	266,789	S.F. = 50.2%
FLOOR AREA RATIO		71.7%	of Parcel		191,406	S.F.	/	266,789	S.F. = 71.7%

THE HARVEST APARTMENTS BICYCLE PARKING – AS OF JUNE 19, 2018						
BUILDING		BICYCLE PARKING				
MARK	UNITS	COVERED	SURFACE	TOTAL	RATIO	
BUILDING ‘A1’	62	59	7	66	1.06	PER UNIT
BUILDING ‘A2’	62	59	7	66	1.06	PER UNIT
BUILDING ‘A3’	58	59	5	64	1.10	PER UNIT
TOTALS	182	177	19	196	1.08	PER UNIT

Planned Development Zoning Standards

Under the proposed Planned Development Zoning, the project shall meet the following Zoning Standards:

- Residential Density: 32 units per acre (maximum)
- Building Height: Maximum of 3 Stories and Maximum 50 feet (to mid-point of roof)
- Front and Side Street Setback: 15' (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Side Yard Setback: 15' (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Rear Yard Setback: 20' (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Building Coverage: 35% of Parcel Area (maximum)
- Floor Area Ratio: 1.00 (maximum)
- Impervious Surface Ratio: 65% of Parcel Area (maximum)
- Off-Street Parking: 1.5 Auto Spaces per Dwelling Unit (minimum)
- Off-Street Bicycle Parking: 1.0 Bike Spaces per Dwelling Unit (minimum)

ENVIRONMENTAL BENEFITS OF PLANNED DEVELOPMENT ZONING

The Environmental Benefits of using Planned Development District Zoning for this project come from the greater flexibility in both density & zoning standards that is allowed under PDD Zoning than would be allowed under the City's High Density Residential Zoning.

Reduction of Sprawl

Because of PDD Zoning, more units can be developed on this site. Therefore, this development can help meet the increasing need for residential units on less land area than would be otherwise required under the City's High Density Residential Zoning.

Less Impervious Surface Area

Because of PDD Zoning, there is greater flexibility in the amount of vehicular parking that must be provided on site. In our Development Team's experience, the parking requirements of the City's High Density Residential Zoning District are excessive for this project - and would result in more impervious surface area across the site than what our plan proposes. Utilizing PDD Zoning for this project will decrease water run-off and allow additional landscape/ water infiltration areas.

Enhanced Public Realm

With PDD Zoning, the site can be designed to enhance the character and visual aesthetics of the public realm. Under PDD Zoning, the building setbacks can be reduced to allow the buildings to be located & orientated to address the street edge and to help define the public realm. This also provides additional land area behind the buildings - so surface parking can be kept to the interior of the site and reduces its visual impact on the public streets.

ORGANIZATIONAL STRUCTURE

This project will be professionally owned and managed by an entity controlled by Fiduciary Real Estate Development, Inc.

At Fiduciary, we have a long track-record of successful property development & management throughout Wisconsin - including Fitchburg. We take pride in our great reputation, and the relationships we have with our employees, our residents, and the communities in which we are located.

Supervision

We have the most experienced, well-trained supervisory employees.

- We have corporate reviews for each property on a bi-monthly basis – and are updated daily on emergency maintenance issues.
- Each Regional Supervisor oversees 3 to 5 properties and visits each property at least once per week. This keeps them in touch with their properties and holds each on-site Property Manager accountable.
- Each on-site Property Manager conducts a daily staff meeting and is the key contact person for each property.
- We maintain continual maintenance personnel contact so we are on top of all existing or potential maintenance issues.
- We implement thorough bi-monthly property inspections for each property.

Training

We implement a proven training program for our employees to make sure everyone knows their role and performs their responsibilities as expected.

- We maintain a 300-page manual for property management. It is a 'living document' that is updated at semi-annual manager meetings.
- We employ onsite training by both Regional supervisor and property managers.

Applicant Screening

To help ensure that we are attracting quality residents, we obtain the following information from prospective residents:

- Criminal background checks
- Credit checks
- Recommendations/Referrals of previous landlords
- Income qualifications & verifications

Track-Record of Success

We have a long track-record of successful property development & management. The key to our long-term success of multi-family residential communities is the continual reinvestment in the properties. We continually evaluate the need to upgrade & improve our properties - to maintain them as highly desirable communities that attract quality residents. For example, in the past five years at our Valley View Apartment project in Fitchburg, we have spent \$1,400,000 on roofing, siding, pool improvements, a Wi-Fi Café, and a Fitness Center. This year we are working on upgrading individual units and common area carpets.

According to Kathy Nettesheim, Vice President of Property Management, another key to success is having excellent relationships with the communities in which we are located. We have found that the City of Fitchburg is one of the best communities that we work with – our communication is often and thorough.

PROJECT IMPLEMENTATION

The construction of the Harvest Apartments is anticipated to maintain the following schedule in one single phase with completion in the Summer of 2020:

<u>Phase</u>	<u>Buildings</u>	<u>Schedule</u>
Phase 1	'A3'	Anticipated Construction Start – April 2019
Phase 1	'A1'	Anticipated Construction Start – June 2019
Phase 1	'A2'	Anticipated Construction Start – September 2019

However, the residential market demand will ultimately drive the overall schedule and could speed-up or slow down the timeline for full build-out.

NEIGHBORHOOD INPUT

On January 11, 2018, we held a neighborhood meeting in the basement of the Senior Center. Follow up group meetings were held at the Fitchburg Library on January 30, February 1, and February 5. After these meetings, we kept the conversation with the neighborhood open by holding meetings upon individual requests from February through May.

APPENDIX 'A'
GENERAL IMPLEMENTATION PLAN
LOT 1 – ARCHITECTURAL SITE PLAN

GENERAL DEVELOPMENT PLAN DATA										6.12 ACRES = 29.7 U/A				
BLDG.	BUILDING USE	RESIDENTIAL UNITS							PARKING PROVIDED					
		ST.	1BR	1BR+	2BR	2BR+	TOTAL	BEDS	COVERED	SURFACE	STREET	TOTAL	RATIO	
A1	APARTMENTS	3	39	5	12	3	62	77	59	43	0	102		
A2	APARTMENTS	3	39	5	12	3	62	77	59	42	0	101		
A3	APARTMENTS	3	38	5	9	3	58	70	59	42	0	101		
TOTALS		9	116	15	33	9	182	224	177	127	0	304	1.36 / BR	
		5%	64%	8%	18%	5%								1.67 / U



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 18-0306



THE HARVEST
APARTMENTS

GENERAL IMPLEMENTATION PLAN

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE June 19, 2018

REVISION SCHEDULE		
Mark	Description	Date








SHEET TITLE
ARCHITECTURAL SITE
PLAN

SHEET NUMBER
ASP-100



APPENDIX 'B'
GENERAL IMPLEMENTATION PLAN
PRELIMINARY GRADING & UTILITY PLANS



 PROPOSED PROPERTY BOUNDARY
 EASEMENT
 BUILDING FOOTPRINT
 ASPHALT PAVEMENT
 CONCRETE PAVEMENT
 **WAT** WATER MAIN
 SAN SANITARY SEWER
 **STM** STORM SEWER



1. SURVEYLING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS UNDERTAKEN BY WYSER ENGINEERING. AS-BUILT DATA FROM WYSER ENGINEERING AND WYSER ENGINEERING DESIGN DATA. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR DISCREPANCIES, OR THE RESULT OF EROSIONS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDOTS, AND WDNR.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - OBTAINING ALL NECESSARY PERMITS AND THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS, ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY, NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED, ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
7. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
8. ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6.2" MINIMUM BURY, WATER LATERALS WITH LESS THAN 3' OF VERTICAL CLEARANCE AT A STORM SEWER OR CULVERT CROSSING, OR WITH LESS THAN 6.5' OF COVER FROM SURFACE ELEVATION, SHALL BE PROTECTED FROM FROST DAMAGE BY INSTALLING TWO 4'X8" SHEETS OF 2" THICK INSULATION BOARD (4" TOTAL THICKNESS) WITHIN 6" OF THE LATERAL, ON EVEN COVER MATERIAL. JOINTS SHALL BE STAGGERED AND TAPED AS DIRECTED BY ENGINEER.
9. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER). ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE CITY OF FITCHBURG STANDARD SPECIFICATIONS. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
10. CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
11. ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE, TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
12. ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a)6b AND SPS 384.30(2)(c).
13. ALL PRIVATE SANITARY BUILDING SEWER PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
14. ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-6.
15. ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-7.
16. ALL PRIVATE PIPE SHALL BE INSTALLED PER SPS 382.40-8 INCLUDING AT LEAST 8" OF HORIZONTAL DISTANCE BETWEEN WATER PIPE AND SANITARY SEWER FROM CENTER OF PIPE TO CENTER OF PIPE AND 6" OF SEPARATION BETWEEN STORM SEWER AND WATER MAIN, WHEN A SEWER CROSSES UNDER A WATER MAIN, PROVIDE A MINIMUM OF 6" SEPARATION BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE SEWER, WHEN A SEWER CROSSES OVER A WATER MAIN, PROVIDE A MINIMUM OF 18" SEPARATION BETWEEN THE TOP OF THE WATER MAIN AND THE BOTTOM OF THE SEWER.
17. THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
18. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
19. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE CITY EROSION CONTROL AND STORMWATER ORDINANCE, AND DNR ADMINISTRATIVE RULE NR 216 AT ALL TIMES.
20. PER CITY ORDINANCE, CONTRACTORS ARE NOT ALLOWED TO OPERATE CITY OWNED VALVES. THE CONTRACTOR SHALL CALL THE FITCHBURG UTILITY AT 608-270-4270 FOR OPERATION OF THESE VALVES.
21. SAFE SAMPLES RESULTS NEED TO BE PROVIDED TO THE FITCHBURG UTILITY PRIOR TO PRESSURE TESTING THE PRIVATE WATER MAINS.
22. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE AT THE POINT OF CONNECTION.
23. THE WATER MAIN FROM THE CONNECTION TO THE MUNICIPAL SYSTEM TO, AND INCLUDING, THE FIRE HYDRANT SHALL BE INSTALLED PER THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION



Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

THE HARVEST APARTMENTS

FITCHBURG, DANE COUNTY, WI

Sheet Title: PRELIMINARY UTILITY PLAN

SEMINOLE HIGHWAY
FITCHBURG, WI 53711

WYSER
ENGINEERING

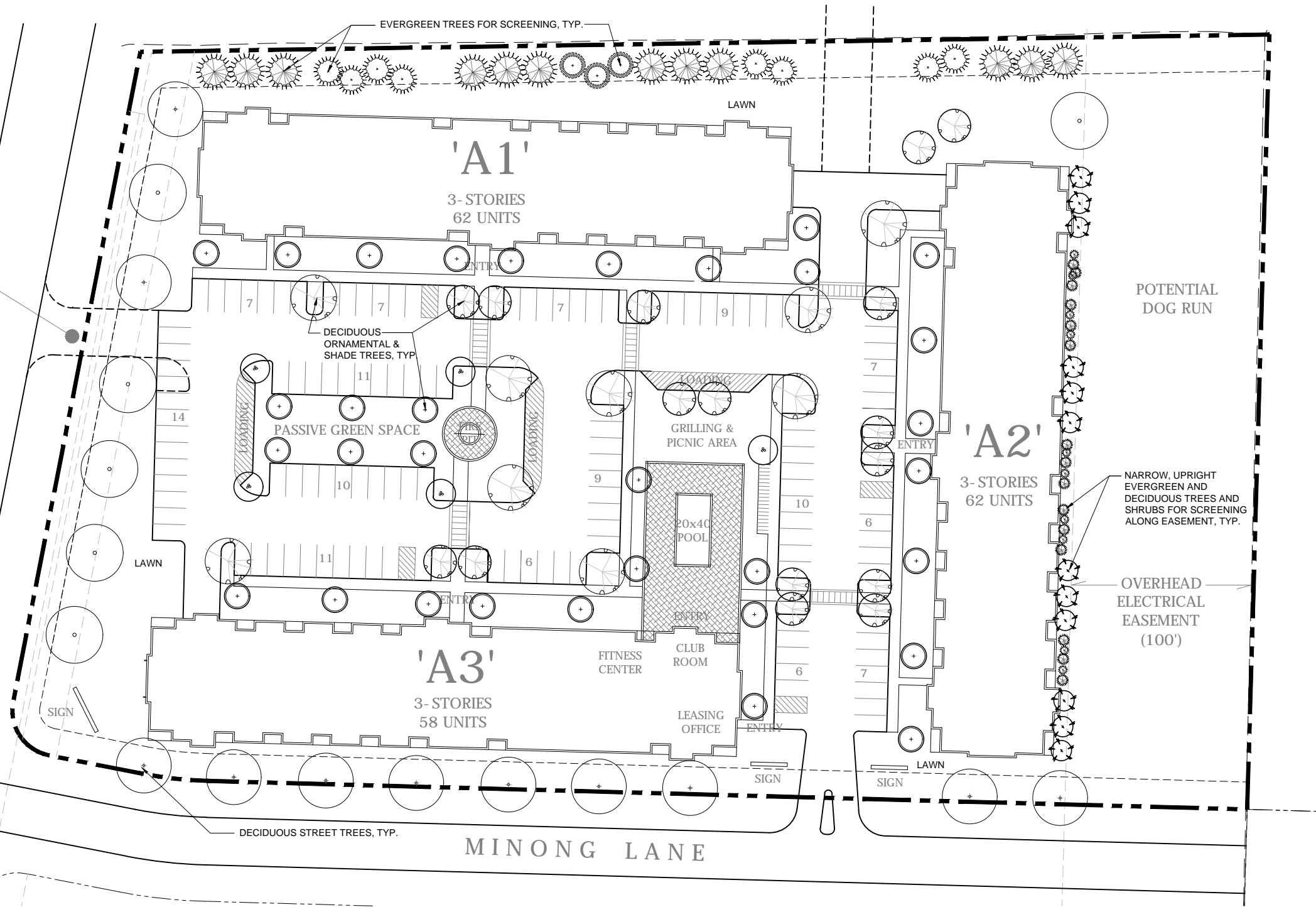
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APPENDIX 'C'
GENERAL IMPLEMENTATION PLAN
LANDSCAPE PLAN



OPTIONAL EMERGENCY
ACCESS ONLY NO
RESIDENT TRAFFIC
(REDUCES PARKING
COUNT BY 5 SPACES)

SEMINOLE HIGHWAY



DECIDUOUS STREET TREES, TYP.

MINONG LANE

POTENTIAL
DOG RUN

NARROW, UPRIGHT
EVERGREEN AND
DECIDUOUS TREES AND
SHRUBS FOR SCREENING
ALONG EASEMENT, TYP.

OVERHEAD
ELECTRICAL
EASEMENT
(100')

1

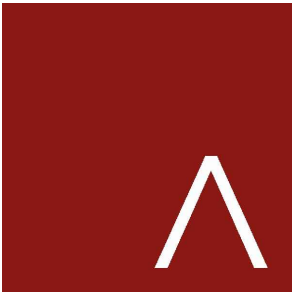
LANDSCAPE PLAN

L100

SCALE: 1" = 30'

TREE LIST:

BOTANICAL NAME	COMMON NAME
Deciduous Trees	
Acer x freemanii 'Celzam' PP 7279	Celebration Maple
Acer x freemanii 'Marmo'	Marmo Maple
Acer ginnala	Amur Maple
Amelanchier x grandiflora 'Robin Hill'	Robin Hill Serviceberry
Amelanchier laevis	Allegheny Serviceberry
Carpinus caroliniana	Musclewood
Cornus mas 'Golden Glory'	Golden Glory Cornelian Cherry Dogwood
Gleditsia triacanthos 'Imperial' PP 1605	Imperial Honeylocust
Malus 'Jewelcole' PP 3267	Red Jewel Crabapple
Quercus rubra	Red Oak
Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac
Tilia x flavens 'Glenleven'	Glenleven Linden
Ulmus 'Frontier'	Frontier Elm
Evergreen Trees	
Juniperus virginiana 'Canaert'	Canaert Juniper
Picea glauca	White Spruce
Picea glauca var. densata	Black Hills Spruce
Pinus sylvestris	Scots Pine



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 18-0306



THE HARVEST
APARTMENTS

GENERAL IMPLEMENTATION PLAN

PROGRESS DOCUMENTS

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DATE OF ISSUANCE JUNE 19, 2018

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

L100